City of Lafayette Staff Report

For:	City Council
By:	Niroop K. Srivatsa
Date Written:	March 13, 2008
Meeting Date:	March 24, 2008
Subject:	GP01-06/RZ01-06CC: KO ARCHITECTS (APPLICANT), THE WOODBURY, LLC (OWNER), P1 ZONING: Request for approval to amend the planned unit development to (1) reduce the project unit count from the approved eighty (80) units to a project of not less than sixty (60) units and (2) make minor changes to the building elevations. The site plan, building footprints and envelopes and landscaping plans will remain unchanged. Project Location: 3758 Mount Diablo Blvd., APNs: 241-010-024, 033, 034, 040

Purpose

To consider and approve a request for a change to the approved planned unit development to (1) reduce the project unit count from the approved eighty (80) units to a project of not less than sixty (60) units and (2) make minor changes to the building elevations.

Background

In September 2007, the City Council approved the applications for a general plan amendment and rezoning to P1 (planned development) to accommodate a project consisting of 80 for-sale residential units. Twelve of the units were designated to be affordable - eleven for households of moderate income and one for a very low income household. Also in September, the City received a letter from the developer requesting that the affordable units be provided off site and that the project description be changed to one containing not less than 60 units. The Agency Board considered this request at its September 24th meeting and directed Board members Federighi and Tatzin to negotiate the terms of an amendment to the Owner Participation Agreement. In November 2007, based upon the subcommittee's recommendation, the Agency approved the requests finding that in exchange for agreeing to allow the affordable units to be provided off site, the City will receive:

1. 1.5 times the number of affordable units (18 off site vs. 12 on site)
2. Better distribution of affordable units i.e., more units that are available to very low and low income households. The approved plan called for 11 moderate income and 1 very low income units; the new proposal provides 5 very low income, 5 low income and 8 moderate income units

10A

3. A one-time in-lieu fee of $800,000

In December 2007, the applicant submitted an application to amend the approved planned unit development to reduce the number of units in The Woodbury from 80 to not less than 60. The applicant has stated that market research indicates that buyers of luxury condominiums units seek larger units than what was originally proposed. The applicant's affordable housing obligations will however remain unchanged and will continue to be based on an 80 unit project.

Modifications to Final Development Plans

The Lafayette Municipal Code allows for an applicant to request changes to the final development plans as follows:

6-1112 Final development plan modifications.

The final development plan may be modified by submitting an application for such modification according to the same procedure as is required in the initial review and approval of the final development plan. The flexibility of ordinance requirement, ordinarily required in other districts, permitted in any initial approval of a P-1 district shall not be considered as precedent-setting, or as a lone compelling reason for approving any modifications. Any application for modification may be approved only after it has been found that it does not deviate from the intent and purpose of this district, and that provisions of Section 6-1108 and 6-1111 have been met. Sections 6-1108 and 6-1111 are provided below.

6-1108 Required findings.

In approving and adopting the rezoning application with the preliminary development plan, and subsequently the final development plan, the planning commission and/or the city council, as the case may be, shall find the following:

(a) That the applicant intends to start construction within two and one-half years from the effective date of zoning change;

(b) That the proposed planned unit development substantially conforms to the general plan;

(c) that, in the case of residential development, such development will constitute a residential environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood and community;

(d) That, in the case of commercial development, such development is needed at the proposed location to provide adequate commercial facilities of the type proposed; that traffic congestion will not likely be created by the proposed use, or will be obviated by presently projected improvements and by demonstrable provisions in the plan for proper entrances and exits, and by internal provisions for traffic and parking; that said development will be attractive and efficient and will fit harmoniously into and will have no adverse effects upon the adjacent or surrounding development;

(e) That, in the case of proposed industrial development, such development is fully in conformity with the applicable performance standards, and will constitute an efficient and well-organized development, with adequate provisions for truck access service and necessary storage; and that such development will have no adverse effect upon adjacent or surrounding development;

(f) That the development of a harmonious, integrated plan justifies exceptions from the normal application of this title.

6-1111 Residential density.

The general plan shall be used as the guide in establishing residential densities. In establishing residential densities those areas set aside for churches, schools, streets, commercial use or other nonresidential use shall not be included in the net development area for purposes of computing residential densities. The area set aside for common open space, outdoor recreational use or parks shall be included in the net development area for purposes of computing residential densities.

Comparison of Approved and Revised Projects

Approved Project	Revised Project
80 luxury condominiums	Not less than 60 luxury condominiums (The attached plans indicate a 65 unit project)
Building 1: 28 units	Building 1: 18 units
Building 2: 18units	Building 2: 17 units
Building 3: 10 units	Building 3: 9 units
Building 4: 24 units	Building 4: 21 units
182 parking spaces (2.28 spaces/unit) 28 parking spaces in Garage A, 152 in Garage B, 2 on roadway easement	164 spaces (2.52 spaces/unit) 23 parking spaces in Garage A, 139 in Garage B, 2 on roadway easement

The changes to the unit count and interior layout have resulted in changes to the exterior elevations which are minor in nature and include the relocation of windows and the addition of a few balconies. The applicant has "clouded" the changes in the elevations. The site plan, landscaping plan, height, colors and materials, and improvements to the EBMUD ROW will remain unchanged.

CEQA

The environmental effects of this request to reduce the number of units have been analyzed in the previously adopted Mitigated Negative Declaration and Mitigation Monitoring Program concerning General Plan Amendment Resolution No. 2007-039.

Planning Commission Recommendation

On March 6, 2008, by a vote of 6-1, the Planning Commission recommended approval of the request. The draft minutes of that meeting are attached.

Staff Comments

Staff finds the request to reduce the unit count to be reasonable and also finds that the exterior changes do not constitute a major change to the approved plans. Staff recommends approval of the request subject to the following findings:

1. Any application for modification may be approved only after it has been found that it does not deviate from the intent and purpose of this district.

2. That the applicant intends to start construction within two and one-half years from the effective date of zoning change;

3. That the proposed planned unit development substantially conforms to the general plan;

4. That, in the case of residential development, such development will constitute a residential environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood and community;

5. That, in the case of commercial development, such development is needed at the proposed location to provide adequate commercial facilities of the type proposed; that traffic congestion will not likely be created by the proposed use, or will be obviated by presently projected improvements and by demonstrable provisions in the plan for proper entrances and exits, and by internal provisions for traffic and parking; that said development will be attractive and efficient and will fit harmoniously into and will have no adverse effects upon the adjacent or surrounding development;

6. That, in the case of proposed industrial development, such development is fully in conformity with the applicable performance standards, and will constitute an efficient and well-organized development, with adequate provisions for truck access service and necessary storage; and that such development will have no adverse effect upon adjacent or surrounding development;

7. That the development of a harmonious, integrated plan justifies exceptions from the normal application of this title.

The proposed modifications do not deviate from the intended purpose of the P1 district. The application of conventional regulations - designed primarily for individual lot development - to

an integrated development such as The Woodbury may create a monotonous and stultified neighborhood. With the flexibility granted by the P1 regulations, this Project consolidates several underutilized parcels into one integrated development allowing for a creative site plan and a cohesive design. The applicant intends to start construction as soon as possible, but certainly within two and one-half years from the effective date of zoning change. The proposed change to the approved planned unit development substantially conforms to the applicable goals, policies and programs contained in the General Plan. The quality design and materials and owner occupancy will ensure lasting desirability and stability. The project is of high quality in terms of architecture, materials and landscaping, consistent with the City's high aesthetic standards.

Recommendation

Introduce Ordinance 573 approving the request and continue to the April 14, 2008 meeting for second reading of the ordinance.

Attachments

1. Ordinance 573
2. Letter from Branagh Development, dated December 12, 2007
3. Draft minutes of the March 6, 2008 Planning Commission meeting
4. Public comments
5. Plans

BEFORE THE CITY COUNCIL OF THE CITY OF LAFAYETTE

IN THE MATTER OF:

An Ordinance of the City Council of the City of Lafayette to amend the planned unit development to reduce the project unit count from the approved eighty (80) units to a project of not less than sixty (60) units for 2.46 acres of property generally located at Risa Road and Mt. Diablo Blvd. in the City of Lafayette	**Ordinance 573**

WHEREAS, on September 10, 2007, the City Council of the City of Lafayette ("City Council") conducted a duly noticed public hearing on a request to approve a change of zone ("Change of Zone") from C (General Commercial) to P1 (Planned Unit Development) for approximately 2.46 acres of real property generally located at Mt. Diablo Blvd. and Risa Road in the City of Lafayette, at which time all persons wishing to testify in connection with the Change of Zone were heard and the Change of Zone request was fully studied;

WHEREAS, on September 24, 2007, the City Council adopted Ordinance 569 approving the Change of Zone based on the entire record before the City Council, all written and oral evidence presented to the City Council and the necessary findings;

WHEREAS, in December 2007, the applicant submitted an application to amend the approved planned unit development to reduce the number of units in the project from eighty to not less than sixty;

WHEREAS, on March 6, 2008, the Planning Commission of the City of Lafayette ("Planning Commission") conducted a duly noticed public hearing to consider the request to amend the planned unit development, at which time the request was fully studied. The Planning Commission, by a vote of 6-1, recommended approval of the request to the City Council;

WHEREAS, on March 24, 2008, the City Council conducted a duly noticed public hearing on the request to amend the planned unit development, at which time all persons wishing to testify were heard and the request was fully studied;

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. Amendment to the Planned Unit Development. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Ordinance, the request to amend the planned unit development to reduce the number of units from eighty to not less than sixty is granted, consistent with Chapter 6.11 of Title 6 of the Lafayette Municipal Code.

Section 2. Findings. Pursuant to Lafayette Municipal Code Section 6-1108 and based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. That the Applicant intends to start construction on the Property within two and one-half years from the effective date of the Zone Change;

B. That the proposed planned unit development substantially conforms to the Lafayette general plan because it consolidates several parcels into one integrated development providing for a cohesive design, which is consistent with the existing and planned uses surrounding the Property

C. That the proposed planned unit development is needed at the proposed location to provide

owner-occupied multiple-family residential units. The proposed project will add residential population to the downtown, thereby increasing the level of activity during the evenings and weekends;

D. That traffic congestion will not likely be created by the proposed use, or will be obviated by presently projected improvements and by demonstrable provisions in the plan for proper entrances and exits, and by internal provisions for traffic and parking; that said development will be attractive and efficient and will fit harmoniously into and will have no adverse effects upon the adjacent or surrounding development;

E. That the development of a harmonious, integrated plan justifies exceptions from the normal application of Title 6 of the Lafayette Municipal Code;

F. That the density proposed in the project is consistent with the general plan.

Section 3. CEQA. The City Council hereby finds that the environmental effects of this request to reduce the number of units have been thoroughly analyzed in the previously adopted Mitigated Negative Declaration and Mitigation Monitoring Program concerning General Plan Amendment Resolution No.2007-039.

Section 4. Effective Date. This Ordinance becomes effective thirty (30) days after its adoption.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not effect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective. To this end the provisions of this Ordinance are declared to be severable.

Section 6. Publication. The City Clerk shall either (a) have this ordinance published in a newspaper of general circulation once within fifteen (15) days after its adoption, or (b) have a summary of this ordinance published twice in a newspaper of general circulation, once five (5) days before its adoption and again within fifteen (15) days after adoption.

The foregoing ordinance was introduced at a meeting of the City Council of the City of Lafayette held on March 24, 2008, and was adopted and ordered published at a meeting of the City Council held on April 14, 2008.

PASSED AND ADOPTED by the City Council of the City of Lafayette at a regular meeting of said Council on April 14, 2008, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Joanne Robbins, City Clerk

APPROVED:

Michael Anderson, Mayor

Exhibit A
Legal Description of the Property

BRANAGH
DEVELOPMENT

December 12, 2007

Niroop Srivatsa
City of Lafayette
3675 Mt. Diablo Blvd., #210
Lafayette, CA. 94549

Re: The Woodbury
GP01-06 and RZ01-06

Dear Niroop,

Please find attached the application to amend the Woodbury PUD to reduce the project unit count from 80 to a project of not less than 60 units. This request is consistent with the amended O.P.A. defining the project as "A minimum Project consisting of not less than 60 for sale Units in five newly constructed buildings." (sec. 2.4.1,i).

Our continued market research has indicated buyers for luxury condominiums are seeking units larger than the current average size of the Woodbury. Approval to move the affordable housing off site has created the opportunity to redesign the project to include fewer larger units.

Attached are elevations and floor plans of the project. The floor plans show 65 Units. The exact layout of the units is in process. The foot prints and envelops of the buildings are the same. The elevations are the same with the exception of Building #1 where at the northeast corner a stair well was adjusted to accommodate a garage vent shaft. The underground garage at Building #1 is smaller due to the reduction of units in the building. This change does not affect the elevations.

The total square footage of the buildings has not changed (living space plus corridors). Overall, the living space square footage has increased. These increases occur primarily at the fourth floors. A change in the 2007 CBC reduced the required length of the exit corridors on the fourth floors. This additional square footage was incorporated into the

100 School Street, Danville, CA 94526
T (925) 743-9500 F (925) 743-9822

living space. Because the project is still in the schematic design phase, the living space square footage could be reduced to accommodate mechanical equipment and ducting.

Listed below is a comparison of the changes between the 80 unit design and 65 unit design:

	80 Unit Project		65 Unit Project	
	Sq. Ft.	# Units	Sq. Ft.	# Units
Bldg. 1	35,245	28	34,603	18
Bldg. 2	32,421	18	34,865	17
Bldg. 3	16,297	10	18,181	9
Bldg. 4	36,375	24	39,057	21
Clubhouse	1,600		1,600	
Total	121,938	80	128,306	65
	Parking Spaces		Parking Spaces	
Garage A	28		23	
Garage B	152		139	
Onsite	2		2	
Total	182		164	
Spaces/Unit	2.28		2.52	

Please review the attached half scale plans and let me know if additional submittals will be require for the Planning Commission.

Sincerely,

John Fraser

John Fraser
Project Manager

D. **GP01-06/RZ01-06CC KO ARCHITECTS (APPLICANT), THE WOODBURY, LLC (OWNER), P1 ZONING:** Request for approval to amend the planned unit development to (1) reduce the project unit count from the approved eighty (80) units to a project of not less than sixty (60) units and (2) make minor changes to the building elevations. The site plan, building footprints and envelopes and landscaping plans will remain unchanged.
Project Planner: Niroop K. Srivatsa, Tel (925) 299-3206, nsrivatsa@lovelafayette.org
Recommendation: Recommend approval to the City Council.(Estimated time: 30 min*)

Project Planner Niroop Srivatsa reported the Planning Commission recommended the approval of an 80-unit condominium project on the site of the Hillside Inland Suites in 2007. The City Council accepted the recommendation and approved the project. The applicant has since submitted a revision to the approved plan development, asking that the number of units be reduced from 80 to 65 units. The building footprint, the site plan, the landscape plan, and the obligations of the developer will remain the same. The affordable housing obligations have changed. The Redevelopment Agency Board approved an amendment to the Owner Participation Agreement, allowing the affordable units to be provided off-site, with the condition that rather than the 12 units that were required, that there be 18 units provided offsite, of which 10 would be for very low and low income households and 8 for moderate income households. Additionally, the Agency has required an in lieu fee of $800,000 which is being considered for the Eden senior housing project.

The Commission is to consider a request to amend the PUD to reduce the number of units from 80 to 65 and to approve minor changes to the building elevations. Staff can make the necessary findings and recommends approval. In response to a question raised by a member of the public in an email, she said that since Lafayette's demographics are not representative of those in Alameda and Contra Costa County, the City Attorney has indicated we cannot show preference for people who live or work in Lafayette.

Commissioner Curtin-Tinley asked how the applications were screened for the affordable units. Planner Srivatsa indicated the initial occupants will be selected by the developer, based on standards established by the City. An ad would be placed in the paper. Qualifying households will be screened and units allocated on a first come/first served basis, with most ending up on a waiting list.

John French with the Woodbury Development Team thanked staff for doing a fine job presenting the project. He would be glad to answer any questions the Commission may have.

Chair Mitchell opened the public hearing. With no comments received, the public portion of the meeting was closed.

Commissioner Chastain supports the project. He stated that the reduction in the number of units could potentially have allowed room for more trees between some of the units near the courtyard to help break up the line of the development. Commissioner Curtin-Tinley was supportive of the applicant's request and staff's recommendation. She stated that she appreciates the fact the applicants are keeping with their affordable unit obligations as though it were still 80 units.

Vice Chair Lovitt felt Commissioner Chastain summarized his position perfectly. It would give them a chance to break up what is now a massive structure on the hill. Commissioner Holt supported the application as submitted, as did Commissioner Humann.

Chair Mitchell agreed with the comments made. He did not know to what extent modifications can occur at this point. He had hoped for a more gradual transition on the very east end of the property as it is somewhat of a vertical plane.

Commissioner Curtin-Tinley moved and Commissioner Holt seconded to approve the request, subject to the findings set forth in page 3 of 4 of the staff report, and recommended the project be forwarded it to the City Council for approval.

AYES:	**Ateljevich, Chastain, Curtin-Tinley, Holt, Humann, and Mitchell**
NOES:	**Lovitt**
ABSENT:	**None**
ABSTAIN:	**None**

From: Guy Atwood [mailto:guyatw@promeetium.com]
Sent: Friday, February 29, 2008 12:49 PM
To: Srivatsa, Niroop; Maeve Pessis; Lynn Hiden; Jay Lifson
Cc: George Burtt
Subject: Re: The Woodbury

Niroop,

Could you give us an idea as to where these 18 affordable offsite units are going to go in Lafayette? And, given the prices of land in Lafayette ($5 million per parcel in the Downtown, irregardless of size) how will $800K build these units? Also, is there any way that some of the Woodbury or affordable units can be reserved for Lafayette residents?

Our current ongoing study of condo units in Lafayette shows that virtually none of these units were purchased by former Lafayette residents (there goes the empty nester concept), and many are being rented, and thus not owner-occupied. Thus, we are seeing speculators purchase these units and renting them out (often to mid-age professionals), or to people who live overseas. We are not against housing for people internationally, but do not understand how this is helping local residents. Also, the same can be said for senior housing projects, where again virtually none of the residents are former Lafayette residents. Therefore, what are we doing for Lafayette residents?

Also, the LHC does not understand the need to build condo units that average 2,000 sq. ft. in size, which is larger than most homes in Lafayette. Perhaps you or the City Council members can elaborate on this compelling need. Are we just in the business of providing large profits for developers and speculators? At what point do we start protecting the interests of long time residents, the City and the General Plan? I do not expect you to answer these last questions, but the LHC would like to see the City staff and CC begin to understand the frustration building in the community over the concrete jungle being built, or proposed to be built in the Downtown.

Feel free to forward these questions and comments to the CC members.

Thanks, Guy
----- Original Message -----
From: Srivatsa, Niroop
To: Guy Atwood ; Maeve Pessis ; Lynn Hiden ; Jay Lifson
Sent: Friday, February 29, 2008 11:39 AM
Subject: The Woodbury

Hi:
Attached is the staff report for The Woodbury application for approval to reduce the number of units from 80 to 65. The matter will be considered by the PC on March 6th. If you would like a copy of the plans please let me know. Thanks!
Niroop

Fax 284-3169

NIROOP K. SRIVATSA, 1/21/08

WE CERTAINLY APPROVE OF THIS PROJECT, AND WELCOME THE REMOVAL OF THE HILLSIDE MOTEL.

#GP01-06/RZ01-06CC

E. Craig

OAK HILL WEST

REMOVE DIE

-----Original Message-----
From: MPESSIS@aol.com [mailto:MPESSIS@aol.com]
Sent: Tuesday, March 04, 2008 9:11 PM
To: Srivatsa, Niroop
Subject: re: Woodbury news & City Growth

Thanks, Niroop, for the information. I'm still out with the flu, but expect to be back in action in the next few days.

Guy has already weighed in with the main LHC concerns, and thank you for responding to the points he raised in his letter. I have just a few additional comments on growth: SmartGrowth asks us to look at housing densities for our residents that would require them to accommodate a large influx or "flowthrough" of people from outside Lafayette. We prefer Lafayette focus first on growth needs arising from within Lafayette -- what the Lafayette residents need and what our community wants to become. (Hence the value of doing the DSP now... and thank you!) Our priority should be providing first for our own residents' generation-to-generation lifestyle & housing needs, which would allow us to age into smaller units, keep our seniors & children here with their families, and attract a work force that could afford to live here and be a part of a stable, beautiful community.

GENERAL NOTES

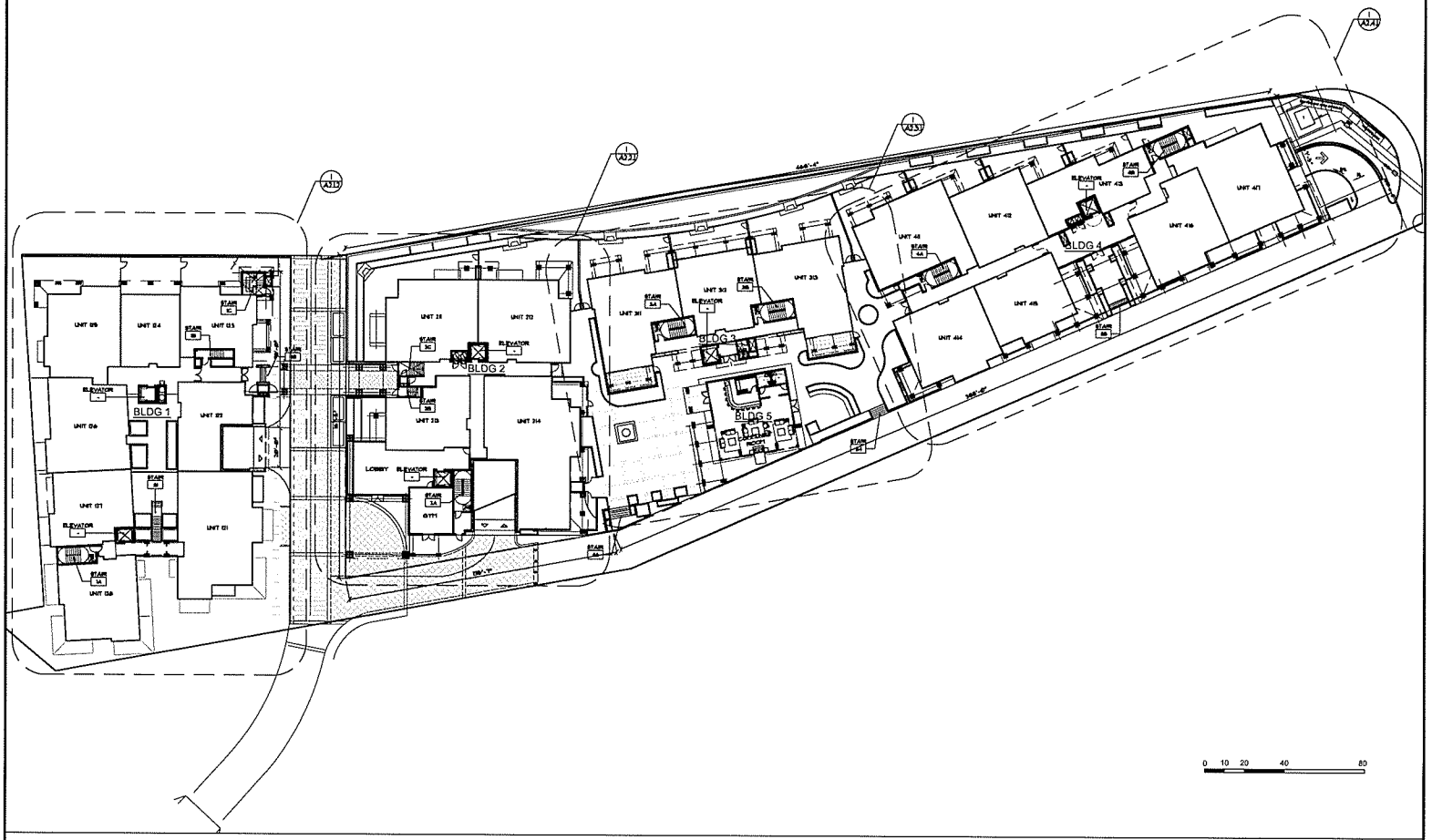
1. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS HANDICAPPED PARKING SHALL BE 2% IN ANY DIRECTION.
2. FOR PARKING LOT & GARAGE LIGHTING PLAN SEE ELECTRICAL PLANS
3. FIRE HYDRANT LOCATIONS SEE CIVIL DWG UTILITY PLAN
4. SEE CIVIL GRADING & DRAINAGE PLAN FOR SITE, PODIUM & GARAGE GRADING & DRAINAGE INFO. SEE LANDSCAPE DWGS FOR LANDSCAPE AREA GRADING INFO. ALSO SEE PLUMBING DWG FOR ADDITIONAL DRAINAGE INFO.
5. PROVIDE APPROX. 12" WIDE BY 24" LONG CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT LOCATION THAT DOES NOT TIE TO THE STORM DRAIN SYSTEM.
6. ALL SITE WORK SHALL BE IN CONFORMANCE TO THE AMERICANS WITH DISABILITIES ACT AND TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
7. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%)

KEYNOTE

23 3' x 6' MOTORCYCLE PARKING
24 BIKE RACK
27 EDGE OF PODIUM
28 GARAGE ENTRY
29 8'-6" x 15'-0" SURFACE PARKING W/ FLUSH CURB PER CITY OF LAFAYETTE REQUIREMENTS.
30 (E)PUBLIC WALKWAY
31 WATER FEATURE
32 FIRE HYDRANT, S.C.D.
33 TRANSFORMER LOCATION

13 NEW REDWOOD FENCE AT NEIGHBORING PROPERTY LINES. SEE DETAIL XX/XXXX.
14 METAL SECURITY GATE WITH PANIC HARDWARE FROM INSIDE PROPERTY, SEE DETAIL XX/XXXX.
15 PROPOSED PEDESTRIAN PATH TO CITY SIDEWALK
16 CURBSIDE TRASH PICK UP LOCATION
17 TRANSFORMER WITH CONC. PAD PER PG&E. STANDARD, TYP. SEE DETAIL XX/XXXX
18 ACCESSIBLE PATH FROM SIDEWALK TO GARAGE. ACCESSIBLE ROUTE TO USE ELEVATOR UP TO PODIUM.
19 DRIVEWAY CROSSING DESIGNATED AS CROSSWALK PER CBC 01 11B.1
20 BOILER ROOM
21 ELECTRICAL ROOM
22 FAN ROOM
25 STORAGE ROOM
34 GATE IN GARAGE

1 PROPERTY LINE, TYP.
2 INTERLOCKING CONCRETE PAVERS SET IN ROCK BED ON PODIUM
3 TWO WAY DRIVEWAY PER CITY OF LAFAYETTE STANDARDS
4 LANDSCAPE AREA, TYP. SEE LANDSCAPE DWG.
5 EDGE OF GARDEN BELOW
6 6'-0" WIDE PODIUM STAIR
7 6'-0" WIDE PODIUM SIDE STAIR FOR EMERGENCY FIRE DEPARTMENT ACCESS
8 TRELLIS ELEMENT
9 PRIVATE PATIO WITH TREE FENCE
10 CANOPY ABOVE MAIL AREA
11 ELEVATOR ACCESS FROM GARAGE
12 PROPOSED CITY SIDEWALK WITH TREE WELL PER CITY OF LAFAYETTE STANDARDS.



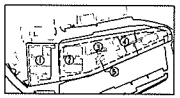
MASTER SITE PLAN - PODIUM LEVEL | 1"=20' | 1

WOODBURY RESIDENTIAL

3758 MOUNT DIABLO BLVD.
LAFAYETTE, CALIFORNIA

THE WOODBURY, LLC

Ko Architects, Inc.
800 High Street, Suite 1
Palo Alto, CA 94301
p: 650.853.1908
f: 650.853.1845



KEY MAP

REGISTERED ARCHITECT C24,487 7-31-09 STATE OF CALIFORNIA

REDUCED HALF SIZE SET
ORIGINAL 30 X 42

PLANNING # GP01-06, RZ01-06
APN # 241-060-024, -033, -034, -040

REVISION
FLOOR PLANS REVISION PER CLIENT 01-26-08
FLOOR PLANS REVISION PER CLIENT 07-11-08

PROJECT NO. 05-331
DATE 6-13-2007
DRAWN BY
SCALE AS NOTED

MASTER SITE PLAN - PODIUM LEVEL

SHEET A1.1.2

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